



Paris Mews, Scholes Holmfirth HD9 1QU

welcome to

Paris Mews, Scholes Holmfirth

NO CHAIN SEMI DETACHED RESIDENCE AFFORDING VERSATILE FOUR BEDROOM ACCOMMODATION OCCUPYING A CUL DE SAC POSITION WITH ATTRACTIVE GARDENS AND OFF STREET PARKING WITH EV CHARGER. LOCATED IN THE POPULAR VILLAGE OF SCHOLES

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Summary

Occupying a pleasant position within an established cul-de-sac in the popular Holme Valley village of Scholes, this attractive four-bedroom semi-detached home offers particularly versatile accommodation that should appeal to a wide variety of purchasers, including families and those seeking the flexibility of a ground-floor bedroom.

The accommodation is arranged over two floors and is notable for its well-balanced combination of living and bedroom space. To the ground floor, the property features a comfortable living room, providing an inviting space in which to relax, together with a generous dining kitchen which provides an excellent focal point for everyday family life and entertaining.

A separate utility room provides valuable additional practicality, helping to keep laundry appliances and everyday household essentials away from the main kitchen and living areas.

One of the property's particularly appealing features is the inclusion of bedroom one on the ground floor, which benefits from its own en-suite facilities. This offers an excellent degree of flexibility and could prove ideal as a principal bedroom, guest suite, accommodation for an older family member, or for purchasers looking to future-proof their home with bedroom and bathroom facilities available at ground-floor level. To the first floor are three further

bedrooms, providing excellent family accommodation. One of these bedrooms again enjoys the benefit of its own en-suite, while the remaining bedrooms are served by the house bathroom.

Externally, the house is complemented by attractive gardens, providing pleasant areas in which to sit, relax and entertain during the warmer months. The property also benefits from off-street parking, while its position within a cul-de-sac adds further to its appeal as a family home.

Situated in the highly regarded village of Scholes, within the wider Holmfirth area, the property combines a village setting with convenient access to the amenities, well regarded schooling and attractions of the Holme Valley.

Accommodation Dining Kitchen

19' 7" x 14' 7" (5.97m x 4.45m)

The kitchen area has a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point and space for a fridge freezer whilst there are tiled surrounds and plumbing for a dishwasher. There is ample space for dining furniture and the room is complemented by a vinyl floor covering, a radiator, is double glazed to front and rear aspects and a staircase ascends to the first floor.

Living Room

19' 6" x 11' (5.94m x 3.35m)

This sizeable room has as its focal point a solid fuel stove set to feature recess whilst there are various wall light points, fitted shelving and storage cupboards, two central heating radiators and natural light floods through the room via the double glazed





window to front aspect and French style doors leading to the rear.

Utility

This room houses the central heating boiler and has plumbing for the washing machine, useful worksurfaces, a radiator and door leading to the rear of the property.

Hallway:

Leads to:

Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m)

Originally the garage the room, this double bedroom provides the property with a good deal of flexibility in its usage and has inset ceiling lighting, a central heating radiator and double glazed window to front aspect.

En Suite

The suite comprises of a low level w/c and hand washbasin along with quadrant shower cubicle. There are tiled surrounds and floor covering, inset ceiling lighting and a double glazed obscure window. Heated towel rail.

First Floor

Bedroom Two

13' 1" x 11' 7" (3.99m x 3.53m)

The second double bedroom also provides en suite facilities and has a radiator and is double glazed to front aspect.

En Suite

Modern white suite comprising of low level w/c, pedestal hand washbasin and shower cubicle. The room boasts underfloor heating and has inset ceiling lighting and a double glazed obscure window.

Bedroom Three

9' 11" x 8' (3.02m x 2.44m)

A further double bedroom, this one having a radiator and once more double glazed to front aspect.

Bedroom Four

10' 10" x 6' 2" (3.30m x 1.88m)

The fourth bedroom has decorative coving to ceiling, a radiator and double glazed window to rear aspect.

House Bathroom

Another modern white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, inset ceiling lighting, a heated rail ladder and a double glazed obscure window.

External

To the front of the property is off street parking for two vehicles, an EV charging point and there is a useful storage outbuilding. The enclosed rear gardens boast a good degree of privacy and are predominantly lawned with paved patio areas ideal for getting the sun in the summer months. There is also access to the back garden via a passageway to the side of the property.



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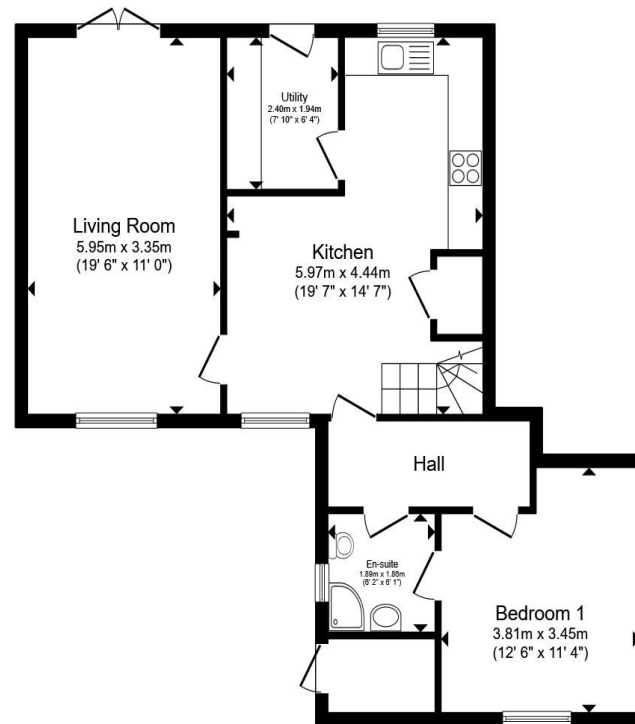
- Semi Detached
- Four Bedrooms
- Two En Suites Plus House Bathroom
- Gardens/Off Street Parking
- Cul De Sac Position

Tenure: Freehold EPC Rating: B
Council Tax Band: D

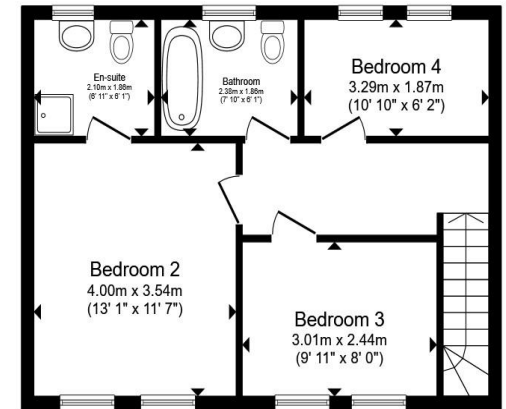
£350,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Dunford Road. Continue towards the top of Dunford Road and turn left on to Crossgate Road. Crossgate Road bends to the right and becomes Cross Lane. Turn left on to Paris Mews, where the property is situated at the head of the cul-de-sac.



Ground Floor



First Floor

Total floor area 117.7 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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